121.0	0002	0001.A	1 of 1	Commercial
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	1,424,300	/	1,424,300
USE VALUE:	1,424,300	/	1,424,300
ASSESSED:	1,424,300	/	1,424,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
118		PLEASANT ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	118 PLEASANT ST REALTY LLC
Owner 2:	
Owner 3:	
Street 1:	235 SUDBURY RD
Street 2:	
Twn/City:	CONCORD
St/Prov:	MA Cntry: Own Occ: Y
Postal:	01742 Type:

PREVIOUS OWNER

Owner 1:	118 PLEASANT STREET REALTY LLC -
Owner 2:	-
Street 1:	235 SUDBURY RD
Twn/City:	CONCORD
St/Prov:	MA Cntry:
Postal:	01742

NARRATIVE DESCRIPTION

This parcel contains .464 Sq. Ft. of land mainly classified as Daycare with a Day Care Building built about 1925, having primarily Stucco Exterior and 4214 Square Feet, with 1 Unit, 2 Baths, 1 3/4 Bath, 3 HalfBaths, 0 Rooms, and 0 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R4	TOWNHOU	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
352	20207.000	575,200	5,500	843,600	1,424,300
Total Card	0.464	575,200	5,500	843,600	1,424,300
Total Parcel	0.464	575,200	5,500	843,600	1,424,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 337.99 /Parcel: 337.99

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID: 121.0-0002-0001.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	352	FV	575,200	5500	20,207.	843,600	1,424,300		Year end	12/23/2021
2021	352	FV	575,200	5500	20,207.	830,000	1,410,700		Year End Roll	12/10/2020
2020	352	FV	577,700	5500	20,207.	816,400	1,399,600	1,399,600	Year End Roll	12/18/2019
2019	352	FV	367,200	126000	20,207.	762,000	1,255,200	1,255,200	Year End Roll	1/3/2019
2018	352	FV	367,200	126000	20,207.	680,300	1,173,500	1,173,500	Year End Roll	12/20/2017
2017	352	FV	367,200	126000	20,207.	598,700	1,091,900	1,091,900	Year End Roll	1/3/2017
2016	352	FV	367,200	126000	20,207.	449,000	942,200	942,200	Year End	1/4/2016
2015	352	FV	269,800	129600	20,207.	408,200	807,600	807,600	Year End Roll	12/11/2014

SALES INFORMATION

TAX DISTRICT:

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
FOLEY SUZANNE/T	69820-483		8/24/2017	Convenience	1	No	No		
O`HARE HARRY /E	24784-87		8/16/1994		550,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/21/2015	986	Sign	5,000		7/21/2015			Replace sign same
1/20/2015	70	Manual	8,840					Replace sheet meta
6/11/2013	833	Re-Roof	5,400					
10/30/2008	1381	Manual	8,000					repair masonary st
9/20/2001	678	Porch	15,700	C				REPLACE STAIRS-ENL
5/16/1995	255	Manual	20,000					RAMP/STAIRCASE
2/13/1995	57	Manual	5,000					MINOR DEMO
12/8/1994	84		10,000					CHANGE TO DAY CARE

ACTIVITY INFORMATION

Date	Result	By	Name
4/15/2021	I & E Return	MM	Mary M
11/16/2018	Meas/Inspect	HS	Hanne S
3/13/2017	I & E Return	MM	Mary M
3/31/2016	I & E Return	MM	Mary M
4/30/2014	External Ins	PC	PHIL C
7/12/2013	Info Fm Prmt	EMK	Ellen K
3/24/2009	Info At Door	201	PATRIOT
6/13/2000	Meas/Inspect	263	PATRIOT
11/1/1989		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
352	Daycare		20207		Sq. Ft.	Site		0	31.	1.35	CA									843,602						843,600	

Total AC/HA:	0.46389	Total SF/SM:	20207	Parcel LUC:	352	Daycare	Prime NB Desc	COMM AVG	Total:	843,602	Spl Credit		Total:	843,600

PRINT

Date	Time
12/30/21	08:55:07

LAST REV

Date	Time
11/23/21	09:57:17

apro

PAT ACCT.

9350

User Acct

77883

GIS Ref

GIS Ref

Insp Date

11/16/18

!9350!

Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	77883
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	98 - Day Care		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	6 - Stucco		
Sec Wall:	2 - Clapboard	5	%
Roof Struct:	2 - Hip		
Roof Cover:	5 - Tile		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	B+ - Good (+)		
Year Blt:	1925	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G10	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	8		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	15 - Carpet		
Sec Floors:	14 - Asphalt Tile	50	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	0

BATH FEATURES

Full Bath	1	Rating:	Fair
A Bath:	1	Rating:	Poor
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:	2	Rating:	Average
A HBth:	1	Rating:	Poor
OthrFix:	2	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	24.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	24.5	%

CALC SUMMARY

Basic $ / SQ:	100.00
Size Adj.:	1.03730428
Const Adj.:	0.95391059
Adj $ / SQ:	98.950
Other Features:	31950
Grade Factor:	1.46
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	761920
Depreciation:	186670
Depreciated Total:	575249

COMMENTS

ANOTHER PLACE TO GROW.

RESIDENTIAL GRID

1st Res Grid | Desc: Line 1 | # Units

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals | RMs: 0 | BRs: 0 | Baths: 1 | HB 2

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
Totals			
0			

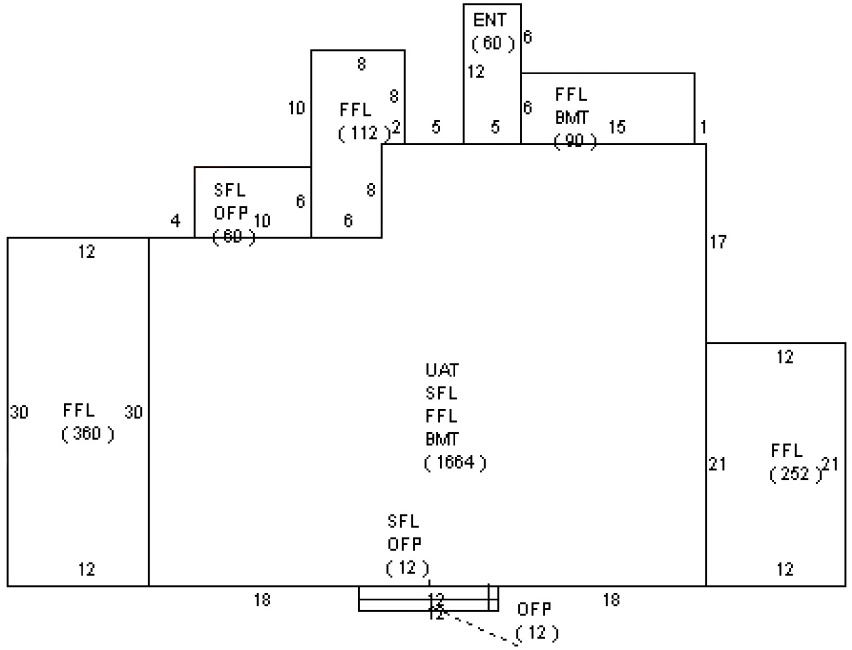
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ: | AvRate: | Ind.Val

Juris. Factor:	1.00	Before Depr:	144.47
Special Features:	0	Val/Su Net:	88.11
Final Total:	575200	Val/Su SzAd	136.50

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	2,478	98.950	245,197
BMT	Basement	1,754	29.680	52,067
SFL	Second Floor	1,736	98.950	171,776
UAT	Upper Attic	416	39.580	16,465
OFP	Open Porch	84	34.480	2,896
ENT	ENTRY	60	25.180	1,511

Net Sketched Area: 6,528 | Total: 489,912

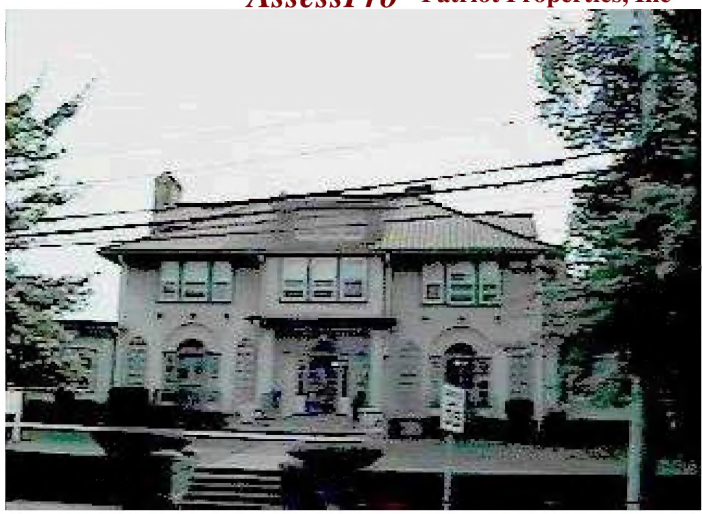
Size Ad 4214 | Gross Area 7776 | FinArea 4214

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc



MOBILE HOME

Make: | Model: | Serial # | Year: | Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID 121.0-0002-0001.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	21X22	A	FR	1925	20.41	T	50	352			4,700			4,700
83	Sign	D	Y	1	16	A	AV	2000	57.03	T	15.2	352			800			800

More: N | Total Yard Items: 5,500 | Total Special Featues: | Total: 5,500